



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2020-JAN-16, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00731**

**Applicant:** Bruce McQuade

**Civic Address:** 740 Haliburton Street

**Legal Description:** Lot 19, Section 1, Nanaimo District, Plan 1875

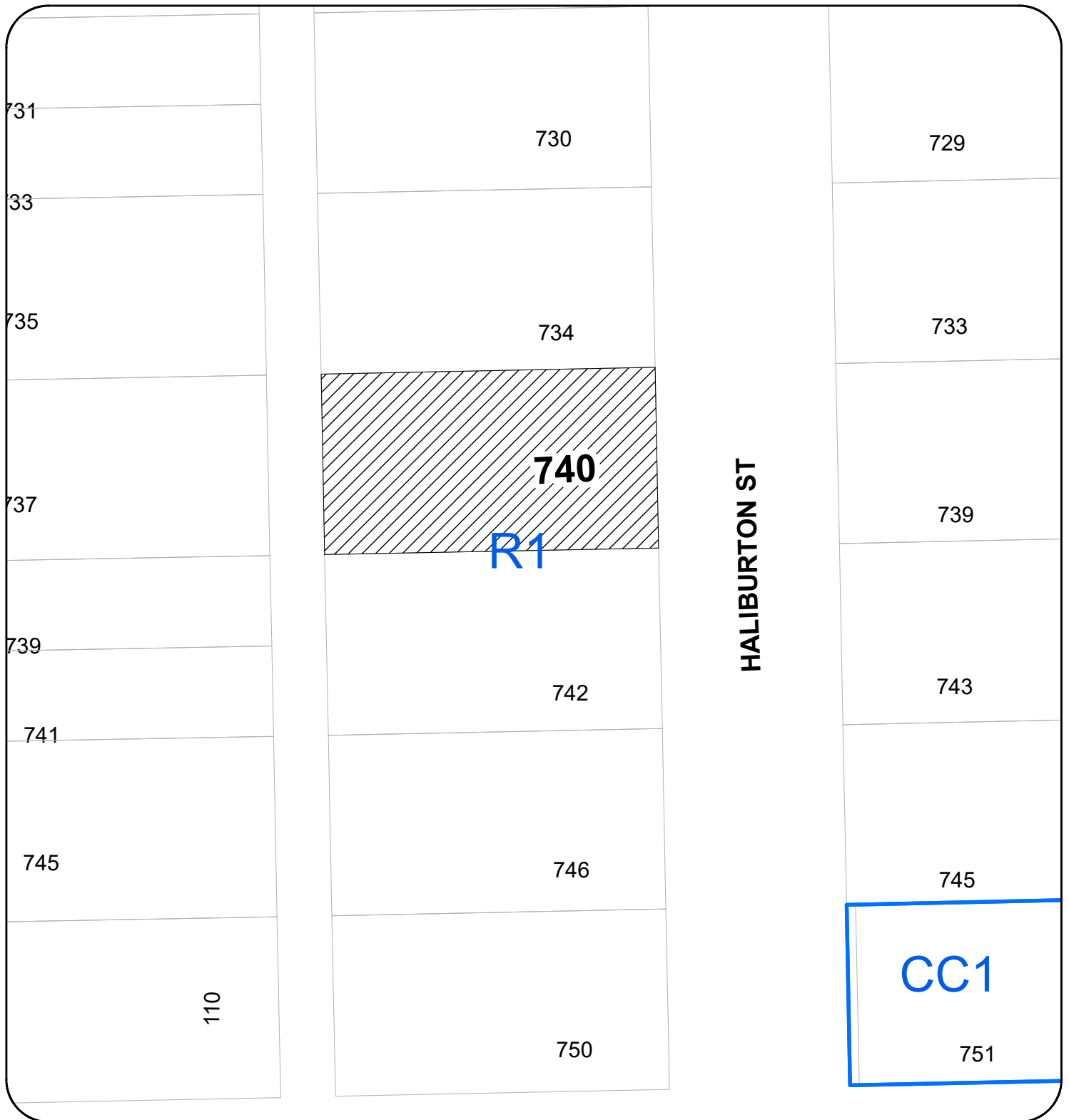
**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a south side yard setback of 0.5m in order to legalize the setback of an existing non-conforming house. This represents a setback variance of 1.0m.

**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5.1 – Siting of Buildings  
A minimum side yard setback of 1.5m is required.*

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Development Services Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4220), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-JAN-06 to 2019-JAN-16 inclusive. Questions or comments can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00731

### LOCATION PLAN

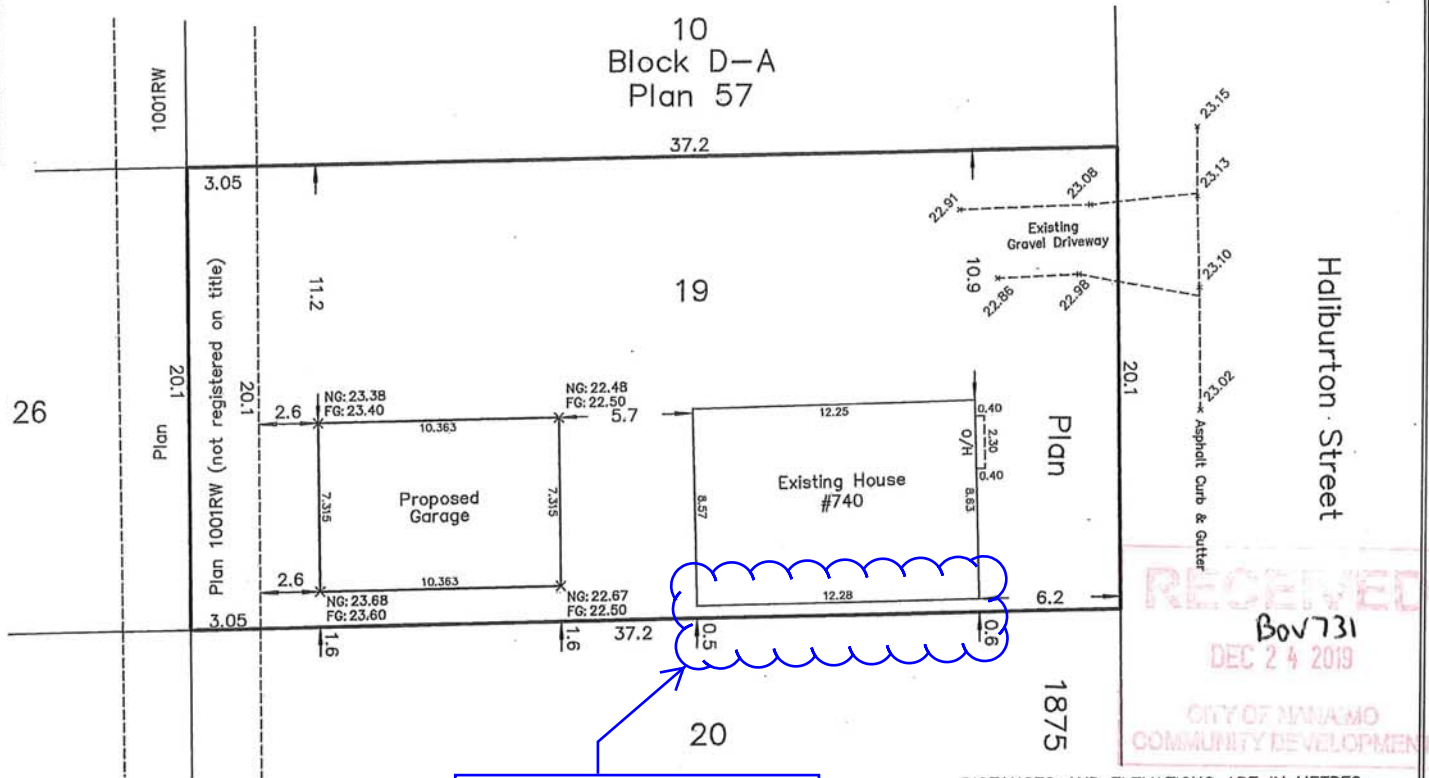
CIVIC: 740 HALIBURTON STREET  
LEGAL: LOT 19, SECTION 1, NANAIMO DISTRICT, PLAN 1875



SUBJECT PROPERTY

PROPOSED BUILDING HEIGHT CALCULATION	
Average of natural grade elevations	23.05
Average finished grade	23.00
Maximum building height (R1 Zone)	4.50
Maximum building elevation	27.50
Proposed roof peak elevation	26.82
Proposed garage slab	22.55

B.C.L.S. HAS BEEN RETAINED TO PIN FOUNDATION LOCATION



RECEIVED  
 Box 731  
 DEC 24 2019  
 CITY OF NANAIMO  
 COMMUNITY DEVELOPMENT

NOTE:  
 THIS PROPERTY IS AFFECTED BY  
 THE FOLLOWING REGISTERED DOCUMENT:  
 M76301.

Proposed Variance of 1.0m

DISTANCES AND ELEVATIONS ARE IN METRES.  
 GEODETIC ELEVATIONS ARE DERIVED FROM  
 CONTROL MONUMENT 77H5099 (CVD28BC DATUM).

SITE PLAN SHOWING PROPOSED GARAGE LOCATION ON:  
 LOT 19, SECTION 1,  
 NANAIMO DISTRICT, PLAN 1875.

Certified correct this 14th day of August, 2018.

Turner land surveying™

Client: E R HOMES LTD.

Civic Address: 740 HALIBURTON STREET, NANAIMO

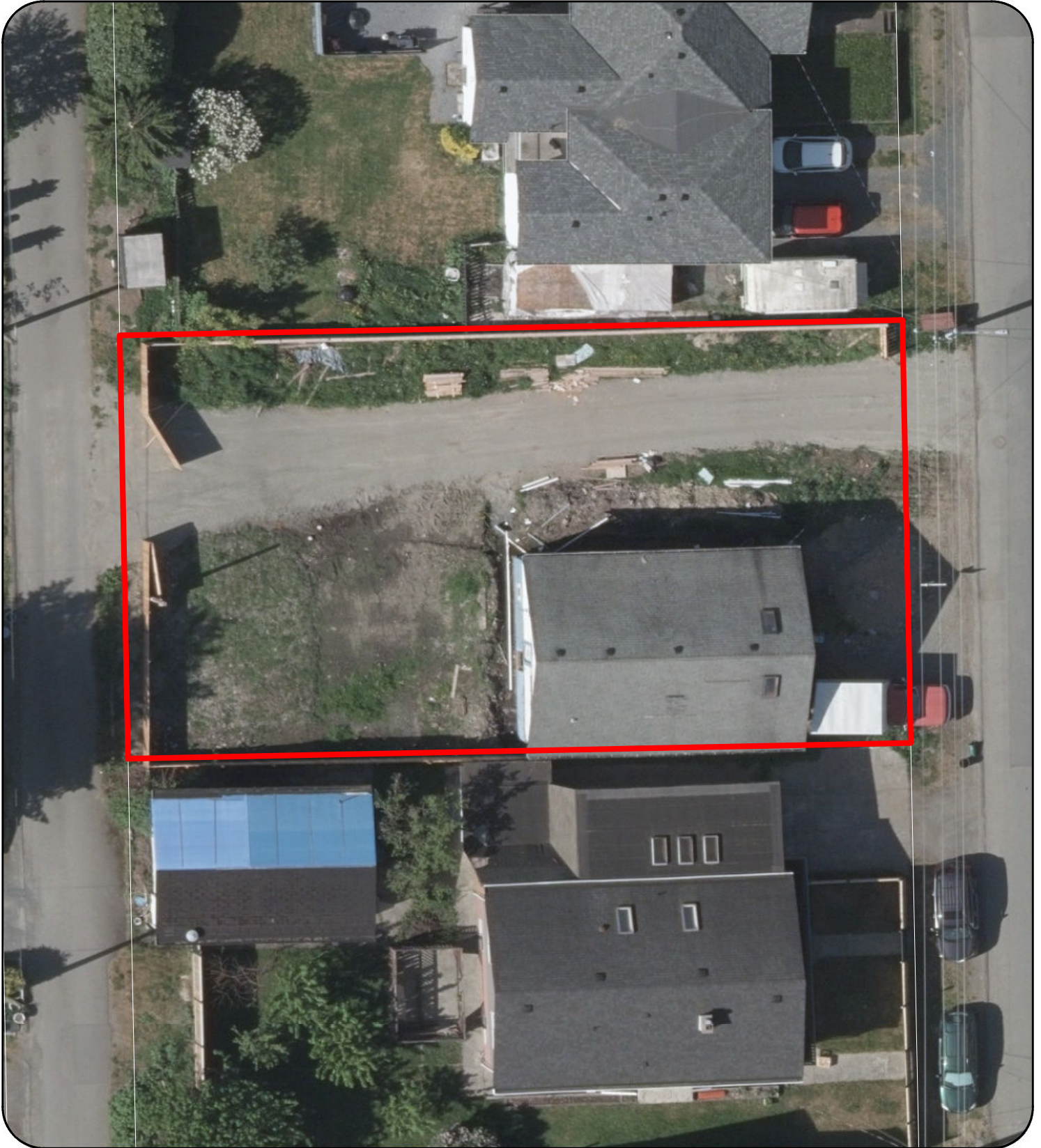
B.C.L.S.

(This document is not valid unless originally signed and sealed.)

250.753.9778  
 605 Comox Road  
 Nanaimo, BC V9R 3J4  
 www.turnersurveys.ca

File: 18-132 Scale: 1:250 Drawn by: DRW

# AERIAL PHOTO



## BOARD OF VARIANCE APPLICATION NO. BOV00731



 740 Haliburton Street